

Resolution authorizing an operating lease agreement with purchase option between FCCS East Main LLC as Lessor, and the Board of Commissioners of Franklin County, Ohio, as Lessee. (CHILDREN SERVICES) (\$1,519,680 first year with annual increase)

WHEREAS, the Franklin County Board of Commissioners (Lessee), on behalf of Franklin County Children Services, wishes to enter into an operating lease agreement with option to purchase with FCCS East Main LLC (Lessor), whose principal place of business is located at 1533 Lake Shore Drive, Columbus, Ohio 43204, for approximately 96,000 square feet of office space to be constructed at 4071 E Main Street, Columbus, Ohio 43213; and

WHEREAS, the effective date of the operating lease agreement will be November 15, 2011 with an anticipated lease commencement/occupancy date of March 1, 2013; and

WHEREAS, the operating lease is for a period of 20 years with an annual base rent of \$1,519,680 for the first year, with an annual increase, which includes all property taxes and building insurance to be paid by Lessor; and

WHEREAS, the operating lease contains four options to purchase at various times; and

WHEREAS, the Franklin County Children Services' Board, at its regular meeting on September 22, 2011, did approve a motion to enter into negotiation with The Daimler Group as successful bidder; therefore

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, OHIO;

That the attached Operating Lease Agreement with purchase option, effective November 15, 2011, with an anticipated lease commencement/occupancy start date of March 1, 2013 for a total lease period of 20 years, to be charged to Organization 2159, Account 5220-04, is hereby approved.

Prepared by: Sue Samuel/Jack Edwards

Resolution authorizing an operating lease agreement with purchase option between FCCS East Main LLC as Lessor, and the Board of Commissioners of Franklin County, Ohio, as Lessee. (CHILDREN SERVICES) (\$1,519,680 first year with annual increase)